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UPDATE: Unfazed by Much Stronger NAHB Numbers

The NAHB Housing Market Index came out much stronger than expected. Here's a quick run-down:

- Housing Market Index 65 vs 60 forecast, 59 previously
- Current Single-Fam Sales 71 vs 65 previously
- Prospective Buyers 48 vs 44 previously
- 6-mo outlook 71 vs 66 previously

This brings the headline index back to its **post-crisis highs** seen last October (data released in Nov 2015). Despite the balmy result, bond markets aren't responding. That's not too surprising, given that bonds typically don't respond to this report, but it's welcome news nonetheless.

Bond markets are also weathering an ongoing **storm of "supply"** in the form of new corporate bonds. If you have yet to read our primer on how corporate bond issuance can affect mortgage rates, [here it is](#). Corporate supply isn't as heavy as it was last week, but there has been at least one big deal (Shire) announced. That announcement accounts for some of the weakness in bonds leading into the 9:30am NYSE open.

With that out of the way, bonds look willing to at least **TRY to hold their ground** without breaking through Friday's high yield ceilings. There is no more economic data on tap for today.



MBS & Treasury Market Data

| | Price / Yield | Change |
|----------------|---------------|---------|
| MBS UMBS 6.0 | 99.97 | -0.20 |
| MBS GNMA 6.0 | 100.20 | -0.13 |
| 10 YR Treasury | 4.4722 | +0.0742 |
| 30 YR Treasury | 4.6368 | +0.0728 |

Pricing as of: 7/1 10:49AM EST

Average Mortgage Rates

| | Rate | Change | Points |
|----------------------------|-------|--------|--------|
| Mortgage News Daily | | | |
| 30 Yr. Fixed | 7.07% | +0.02 | 0.00 |
| 15 Yr. Fixed | 6.45% | 0.00 | 0.00 |
| 30 Yr. FHA | 6.51% | +0.02 | 0.00 |
| 30 Yr. Jumbo | 7.26% | 0.00 | 0.00 |
| 5/1 ARM | 7.02% | -0.01 | 0.00 |

| | | | |
|--------------------------------|-------|-------|------|
| Freddie Mac | | | |
| 30 Yr. Fixed | 6.86% | -0.01 | 0.00 |
| 15 Yr. Fixed | 6.16% | +0.03 | 0.00 |
| Mortgage Bankers Assoc. | | | |
| 30 Yr. Fixed | 7.02% | -0.05 | 0.65 |
| 15 Yr. Fixed | 6.60% | -0.15 | 0.55 |
| 30 Yr. FHA | 6.87% | 0.00 | 0.92 |
| 30 Yr. Jumbo | 7.18% | -0.03 | 0.54 |
| 5/1 ARM | 6.45% | +0.08 | 0.81 |

Rates as of: 6/28

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Real Talk

At The Rate Shop, we're not your average mortgage banker. We specialize in bringing you ridiculously low interest rates that will make you wonder what the other guys are doing. In fact the ONLY objection we ever hear is "your rates sound too good to be true". Well they're not, and here is why...

After 15 years in the retail banking world I was frustrated with the high interest rates that came from that business model. As I looked around at all the bloated layers of management and their expensive salaries and the overhead of running a larger company (think rent costs, employee health and benefit costs, payroll taxes, and on and on) it dawned on me that I was a part of the problem, and the solution, for me at least, was so easy to see.

Start my own mortgage brokerage shop. No expensive executive salaries, no expensive building to pay rent at, no unnecessary employees and all the costs that are associated with that. What happens when you cut out all the fat? You can provide lower rates and lower closing costs. It's simple. Now here is the best part, you still get great service from a local Kansas City Lender. My mission is to let everyone know that low rates and great customer service are NOT mutually exclusive.

Thanks for coming along on this journey where Low Rates meet Great Service. The two do NOT have to be mutually exclusive. It's just a lie that the big box mortgage companies have been telling you for years. Don't believe me? Give me a call or shoot me a text on my personal cell phone today and compare my rates and costs up against any other lender in the country, and be prepared to be blown away.

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